



### 133 Main Lead Road Beaufort VIC

3 1 2

Located just outside the township of Beaufort sits this 3 bedroom home with a rural outlook ideal for those seeking a lifestyle change to the country.

This weatherboard home situated on a 2396m<sup>2</sup> block with two separate titles is perfect for a family or first home buyer with one bathroom, an open kitchen and living area. There is a reverse cycle air conditioner for year-round comfort, NBN connection and studio.

The property is ideal for pets and young children to run around with the potential for development (STCA) on the second title. Services include mains power and water with septic sewage.

This property provides a true country feel, surrounded by

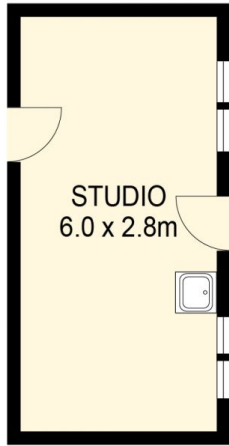
**Price** : \$ 375,000

**Land Size** : 2396 sqm

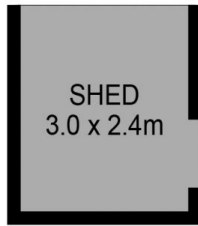
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/beaufort/residential/house/7485771>



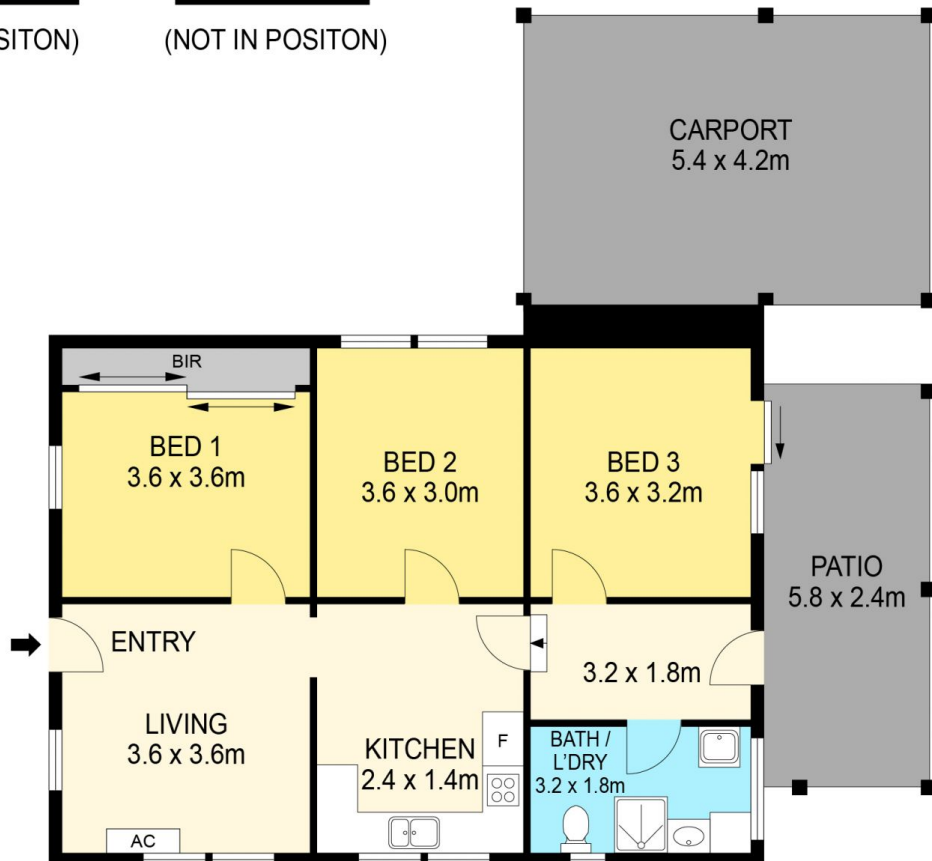
**Blaise Newnham**  
03 53312233  
0423175643



(NOT IN POSITON)



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**DISCLAIMER**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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Real Estate

